



West Meadows, Ashreigney, EX18 7NG

Guide Price **£575,000**

West Meadows

Ashreigney, Chulmleigh

- Smallholding and equestrian property extending to just over 8 acres
- Detached bungalow with flexible 4 bedroom accommodation
- Large manège, stable block, tack room and feed store
- Private rural setting with far-reaching countryside views
- Excellent parking and gated access
- Potential for multi-generational living (STP)
- Mains water, modern treatment plant and oil central heating
- Certificate of Existing Lawful Use in place
- Level pasture and useful outbuildings
- Rare opportunity to acquire a complete lifestyle package

For those seeking the complete rural lifestyle package, West Meadows offers a rare opportunity to acquire a manageable smallholding with all the key ingredients already in place. Extending to just over eight acres, the property combines a detached bungalow, stable facilities, large manège, useful outbuildings and level pasture, creating a property well suited to equestrian interests, hobby farming or simply those wishing to enjoy space and privacy around them.

Occupying a private position with no immediate neighbours, the property enjoys wonderful south-facing views across rolling Devon countryside towards the high tors of Dartmoor in the distance. It is the sort of setting many dream of, peaceful, private and surrounded by your own land, yet practical enough for everyday life.

The bungalow itself offers comfortable accommodation but would now benefit from some updating, presenting a fantastic opportunity for a new owner to modernise and personalise to their own tastes.





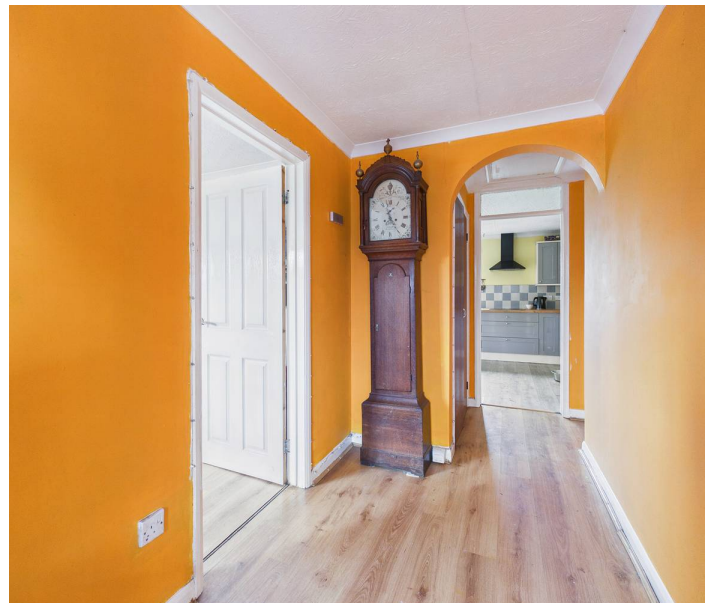
The layout has evolved over time to suit the current owners and offers a good degree of flexibility, with scope for future owners to adapt the accommodation to suit their own requirements. Please note that the former garage was converted for a family member and does not have planning or building regs but this has been taken into account in the guide price. So there is also scope for multi-generational living or the creation of ancillary accommodation, subject to any necessary consents and approvals.

The principal living areas take full advantage of the rural outlook, whilst the kitchen, utility and storage spaces provide the practical backbone needed for country living. Mains water serves the property, drainage is via a modern sewage treatment plant and heating is provided by oil-fired central heating.

Outside, West Meadows really comes into its own. The extensive parking and turning areas provide ample space for numerous vehicles, horseboxes, trailers and machinery. The stable block includes tack and feed storage, whilst the large manège provides excellent year-round riding facilities.

The land is arranged as level pasture and enclosed by traditional Devon hedgebanks, making it both attractive and practical. The acreage is substantial enough to support equestrian or smallholding interests whilst remaining manageable for private ownership.

A significant point of interest is the property's planning position. The bungalow was originally constructed subject to an Agricultural Occupancy Condition. However, Torridge District Council has subsequently issued a Certificate of Existing Lawful Use (Application Reference: 1/0815/2025/CPE) relating to unrestricted residential occupation. Interested parties should satisfy themselves through their own legal enquiries regarding the effect of the certificate and any future use of the property.



Properties offering this combination of land, facilities, privacy and potential are becoming increasingly difficult to find. Whether your ambitions are equestrian, agricultural or simply lifestyle-led, West Meadows presents an exciting opportunity to create something truly special in a beautiful rural setting.

Please see the floorplan for room sizes.

Current Council Tax: Band D – Torridge

Utilities: Mains electric, water, telephone & broadband (fibre to road outside at time of writing)

Broadband within this postcode: Superfast Enabled

Drainage: Private treatment plant (2022)

Heating: Oil fired central heating

Construction: Standard

Listed: No

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Agents' Notes:

Boundaries, Access & Parking:

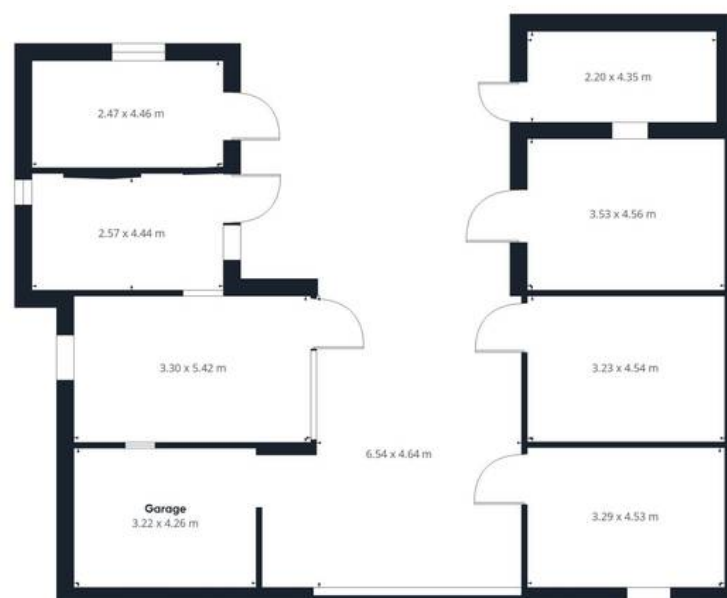
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.





Floor 0 Building 1

Approximate total area⁽¹⁾
282.9 m²



Floor 0 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Digital Photo Enhancement/Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

Private Drainage:

We're informed by the seller that the property has a private drainage system, which they advise is in working order. Buyers should satisfy themselves regarding its type, condition and regulatory compliance with their conveyancer.

Heating Type (Non-Mains):

We're informed by the seller that the property is heated via oil. Buyers should confirm servicing arrangements and running costs.

Rights of Way:

We're informed by the seller that the property benefits from a right of way over the neighbours drive to access the stable block from the main property holding. Buyers are advised to confirm details and legal status with their conveyancer.

Agricultural / Occupancy Restriction:

We're informed by the seller that the property is subject to an agricultural occupancy condition but that a CLU exists to allow non-lawful occupation. Buyers should confirm the full wording of the restriction and their eligibility to occupy the property with their conveyancer.

Use EX18 7NG and the what3words is
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Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.